



CONNECTICUT REALTORS®

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Statement on

SB 99, AN ACT ESTABLISHING A WORKING GROUP TO STUDY REMOTE NOTARIAL ACTS AND THE REVISED UNIFORM LAW ON NOTARIAL ACTS.

SUPPORT THE CONCEPT

Submitted to the Commerce Committee

February 22, 2022

By Connecticut REALTORS®

Connecticut REALTORS® (CTR) submits this testimony related to **SB 99, AN ACT ESTABLISHING A WORKING GROUP TO STUDY REMOTE NOTARIAL ACTS AND THE REVISED UNIFORM LAW ON NOTARIAL ACTS**. CTR represents over 19,000 members involved in all aspects of real estate in Connecticut. CTR's members work with many thousands of buyers, sellers, landlords and tenants annually.

CTR urges the committee to embrace statutory language permitting real estate transactions in Connecticut to be part of the modern digital age by adopting remote notary provisions. Digital technology is here to stay. Currently, thirty-eight states have adopted remote notary through statute and administrative rules. Vast numbers of real estate transactions nationwide have happened using these secure technologies and procedures. Connecticut would in no way be trail-blazing with adoption – we are in fact more than a decade behind the first state of Virginia that adopted its use in real estate.

The pandemic showed the value in removing unnecessary barriers to commerce when electronic options were available, such as our state's adoption of remote notary as part of an Executive Order. Connecticut remained open for business and for real estate by embracing safe practices that would not require in-person. Remote notary includes strict requirements for identity verification, tamper-proofing and document retention. The electronic recording of a transaction has superior additional features to in-person meetings due to the visual record keeping of the proceedings and acknowledgements that are recorded versus those only evidenced by signature and memory.

Since the start of the pandemic, CTR has been working with a number of organizations to craft language that can work across multiple industries. Our specific interest is real estate transactions and our scope is crucial to the future of business and the economy in Connecticut. Nearly any business considering moving into, expanding or downsizing in Connecticut will likely have a real estate component and transaction.

To conclude, CTR strongly requests continued work to identify and implement the important provisions that can be incorporated into **SB 99**. Thank you for your time and attention to this important matter.